



22 IRVING CLOSE

Clevedon, BS21 6YS

Price £259,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

This two bedroom end of terrace home makes for an ideal first time buy or investment property with potential to extend (subject to necessary consents) due to its situation. It offers well proportioned space throughout with a 16ft lounge, kitchen, two bedrooms and family bathroom. Outside there are good size front and rear gardens and garage located to the rear of the property with off street parking. It is located close to the town centre, local supermarkets and within easy reach of Clevedon seafront. An internal viewing is highly recommended to appreciate what this property has to offer!

## Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated near to Clevedon town centre, Clevedon seafront, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## The local area

The local area\*

1.0 miles – Clevedon Town Centre

1.5 miles – Clevedon Pier

0.6 miles – Junction 20, M5

\* Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	
EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

5'4 × 3 (1.63m × 0.91m)

Via double glazed door, wall mounted meters, tiled flooring.

## Lounge/Dining Room

16'3 × 12'7 (4.95m × 3.84m)

Front aspect bay window, double radiator, wooden flooring, into inner hallway.

## Inner Hallway

7'3 × 2'8 (2.21m × 0.81m)

With stairs rising to first floor landing, storage cupboard housing wall mounted Worcester combination boiler, rear aspect double glazed door leading to rear garden, opening to kitchen.

## Kitchen

7'9 × 6'6 (2.36m × 1.98m)

Rear aspect double glazed window. Fitted with a range of eye and base level units, inset stainless steel sink, integral electric oven and gas hob over, space and plumbing for washing machine, space for tall fridge freezer, tiled flooring.

## First Floor Landing

8'10 × 2'8 (2.69m × 0.81m)

Rear aspect double glazed window, doors to all first floor rooms, airing cupboard with shelving.

## Bedroom One

10'5 × 9'6 (3.18m × 2.90m)

Front aspect double glazed window, radiator, built-in sliding wardrobes, telephone point.

## Bedroom Two

13 × 6'5 (3.96m × 1.96m)

Front aspect double glazed window, radiator.

## Bathroom

6'5 × 5'5 (1.96m × 1.65m)

Rear aspect obscure double glazed window. Comprising vanity wash basin, low level WC, panel enclosed bath with shower over, heated towel rail, vinyl flooring.

## Front Garden

Set on the corner with hedging lining the boundary, laid to slate chippings, courtesy path leading to front door, fencing.

## Rear Garden

Enclosed by panel fencing and walling, mainly laid to lawn with paving, shrubs and hedging. Rear and side access gates.

## Garage

Located to the rear of the property with up and over door and parking located to the front of the garage.

## Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, gas and water
- Water\*
- Gas room heating

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

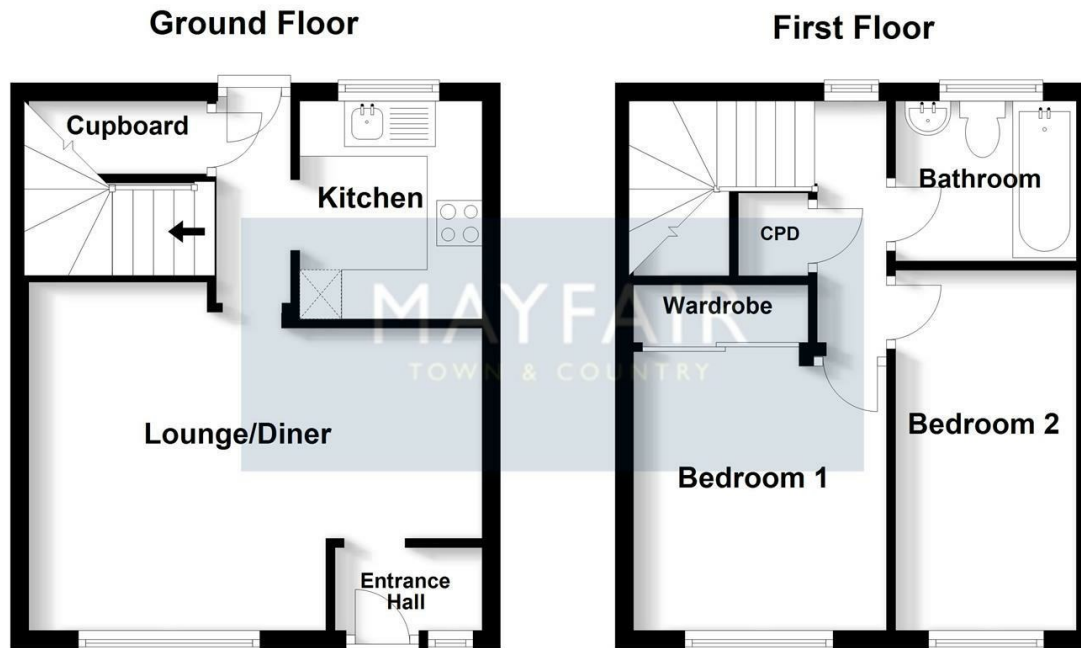
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Flood Information:

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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01275 341400**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

